



RM-8 – Residential Multi-Family Medium Density District

Section 7-8-6 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* It is the intent of the RM-8 Residential Multi-Family Medium Density District to permit a full range of medium density multi-family housing types along with single-family detached and attached residences. This district is intended to provide a transitional area between high density single-family and multi-family areas, and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate. Non-residential development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

(b) *Permitted uses.*

Residential.

- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational.

- Arboretums
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, related to residential development

Public/semi-public.

- Community centers
- Fire/police stations
- Libraries

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Other.

Cemeteries, columbariums

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the RM-8 Residential Multi-Family Medium Density District shall be prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

- Accessory apartments
- Accessory structures
- Adult day care homes
- Antenna
- Bed and breakfast inns
- Child day care homes
- Cottage developments
- Family care homes
- Home occupations
- Homestays
- Places of worship
- Public utilities and related facilities
- Recreational uses, restricted to membership, non-profit
- Residential related commercial services
- Schools
- Townhouses
- Vacation rentals
- Wireless telecommunication facilities, concealed
- Wireless telecommunication facilities, co-located
- Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

- Ancillary non-residential uses in residential districts
- Development standard bonuses for residential zoning districts
- Group homes
- Level III projects

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(f) *Development standards.*

(1) *Density standards.* The maximum residential density in the RM-8 District shall be one dwelling unit per 5,000 square feet of lot area.

(2) *Structure size standards.* None.

(3) *Lot size standards.* The minimum lot size in the RM-8 District shall be 5,000 square feet.

(4) *Lot width standards.* Lots in the RM-8 District shall have a minimum width of 50 feet.

(5) *Setback standards.* The following minimum setbacks shall be required for uses in the RM-8 District.

Front:		15 ft.
Side:	Single family detached and multi-family 4 or fewer units per building:	6 ft.
	More than 4 units per building:	6 ft. when adjacent to multi-family and non-residential uses; when adjacent to single family uses, 6 ft. for first unit in the building, 2 ft. additional for each additional unit in the building up to a maximum required setback of 40 ft.

Rear:	Single-family detached and multi-family with 4 or fewer units per building	15 ft.
	More than 4 units per building	15 ft. for first units, 2 ft. additional for each additional unit up to a maximum required setback of 40 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the RM-8 District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* None.

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- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(e), 6-22-99; Ord. No. 2663, § 1(e), 2-8-00; Ord. No. 2664, § 1(f), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2772, § 1(b), 11-28-00; Ord. No. 2871, § 1(e), 11-27-01; Ord. No. 2904, § 1(f), 3-12-02; Ord. No. 3031, § 1(e), 6-10-03; Ord. No. 3052, § 1(a), (b), 8-26-03; Ord. No. 3064, § 1(d), 10-14-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3205, § 1, 1-25-05; Ord. No. 3412, § 1(b), 12-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3489, § 1(b), 6-19-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)